



MEMORANDUM

TO: AMBAG Board of Directors

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Heather Adamson, Director of Planning

SUBJECT: Local Government Planning Support Grants Program –
Central Coast Housing Working Group Appointments

MEETING DATE: September 11, 2019

RECOMMENDATION:

The Board is asked to approve Supervisor John Phillips and Supervisor Bruce McPherson as representatives from the Counties of Monterey and Santa Cruz, respectively, to the Central Coast Housing Working Group. The Board is also asked to confirm AMBAG as the recommendation for fiscal agent of the Local Government Planning Support Grants Program for the Central Coast.

BACKGROUND/ DISCUSSION:

The adopted FY 2019-20 California Budget (AB 74) and the associated housing trailer bill (AB 101) included a new Local Government Planning Support Grants Program (Program). The Program is established for the purpose of providing regions and jurisdictions with one-time funding, including grants for planning activities, to enable jurisdictions to meet the 6th Cycle of the Regional Housing Needs Assessment (RHNA). The Program will be administered by the California Department of Housing and Community Development (HCD). Under this new Program, funding will be allocated to mega-regions throughout the state. In the Central Coast, the funding will be allocated to a Central Coast Housing Working Group. Representatives to the Central Coast Housing Working Group who represent jurisdictions within Monterey and Santa Cruz Counties will need to be selected.

Under the Program, HCD shall allocate \$250 million dollars to regions and local jurisdictions for technical assistance, preparation and adoption of planning documents, and process improvements to accelerate housing production and facilitate compliance to implement the 6th Cycle of the RHNA. Of this, \$125 million will go directly to local

jurisdictions and the remaining \$125 million will go to regions. It is estimated that the Central Coast mega region will receive approximately \$8.5 million.

Central Coast Housing Working Group

The Central Coast Housing Working Group will select one of the four Central Coast COGs to be the fiscal agent which will staff the Central Coast Housing Working Group. The working group must be composed of one supervisor from each county, and two city members from each county. The city members must represent one smaller and one larger city in the county. The city members will be appointed by the City Selection Committee. There are four COGs in the Central Coast Region: AMBAG, Council of San Benito County Governments (SBtCOG), San Luis Obispo County of Governments (SLOCOG) and Santa Barbara County Association of Governments (SBCAG).

Supervisor John Phillips and Supervisor Bruce McPherson, representing Monterey County and Santa Cruz County, respectively, are nominated by President Scott Funk and recommended to be appointed as the county supervisor representatives from AMBAG on the Central Coast Housing Working Group. The Santa Cruz County City Selection Committee is expected to appoint its city representatives at its meeting on September 20, 2019. The Monterey County City Selection Committee is expected to appoint its city representatives at its meeting on October 4, 2019

Once formed, the Central Coast Housing Working Group shall notify all member cities and counties of its purpose, the composition of its members, its timeline for action and proposed meeting schedule. In the absence of agreement within the membership, HCD may select a fiscal agent for the multi-jurisdictional working group. HCD's decision shall be based on factors such as capacity and experience in administering programs. Staff from the four of the Central Coast COGs met to discuss these new requirements and recommend that AMBAG serve as the fiscal agent.

In consultation with HCD, each mega-region shall establish priorities and use funds allocated to:

- Sub-allocate funds directly and equitably to local agencies or sub-regional entities in a grant program for planning that will accommodate and develop housing and infrastructure that will accelerate housing production in a way that aligns with state planning priorities, housing, transportation, equity and climate goals.
- Provide local agencies with technical assistance, planning, temporary staffing or consultant needs associated with updating local planning and zoning documents, expediting application processing and other actions to accelerate additional housing production.
- Update a housing element to comply with state law.

- Supporting enhanced local planning activities, and environmental analysis that will support housing development and location-efficient housing consistent with adopted regional plans, including sustainable communities strategies.
- Providing funding for the formation or augmentation of regional, subregional, or local housing trust funds.
- Develop an improved methodology for the distribution of the 6th Cycle RHNA to further the statutory objectives per Government Code 65584(d).

The region shall develop an education and outreach strategy to inform local agencies of the need and benefits of taking early action related to the 6th Cycle RHNA. By January 31, 2021, the Central Coast Housing Working Group must request all program funds and document strategies to meet housing goals. The Working Group is expected to meet approximately four times.

Timeline

Local Government Planning Support Grants: Regional Funds

- November 30, 2019 – Deadline to form the Central Coast Housing Working Group and assign a fiscal agent in order to secure regional housing planning grant funds.
- Early 2020 – HCD releases guidelines and notice of funding availability.
- January 31, 2021 – Deadline to request Program funds and include a budget for the planning funds, amounts retained by the regional agency and any sub-allocations, identification of best practices at the regional and state level, a strategy for increasing adoption of best practices at the regional level where feasible, and an education and outreach strategy. HCD has 30 days to review the application and award regional funds.
- December 31, 2023 – Deadline for regions to expend funds.
- December 31, 2024 – Deadline for regions to submit final report on status of plans and use of planning grant funds.

Local Government Planning Support Grants: Local Jurisdictional Funds

- Early 2020 – HCD releases guidelines and notice of funding availability
- July 1, 2020 – Deadline for local jurisdictions to submit applications to secure jurisdictional housing planning grant funds.

Next Steps

AMBAG will work with the City Selection Committees in Monterey and Santa Cruz Counties to finalize the city representatives appointments AMBAG will continue to work the other Central Coast COGs to work out the details of the new multi-agency working group formation, including a charter, schedule and draft outreach strategy.

ALTERNATIVES:

AMBAG could choose not to participate in the Central Coast Housing Working Group. Staff does not recommend this option because AMBAG would not be eligible to receive any funds under the new Local Government Planning Support Grants Program.

FINANCIAL IMPACT:

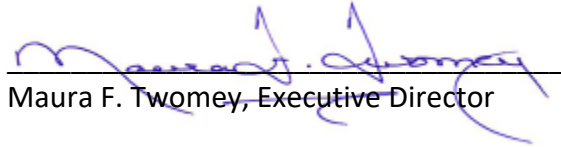
None.

COORDINATION:

AMBAG staff has been coordinating with CALCOG and the other COGs in the Central Coast region.

ATTACHMENTS:

None.

APPROVED BY:

Maura F. Twomey, Executive Director